



2 Fern Chase, , Scarcroft LS14 3JL
£525,000 | Freehold

maxwell hodgson
estate agents

Entrance Porch

PVCu double glazed front entrance door and PVCu double glazed window.

Entrance Hall

PVCu double glazed door. Coving to ceiling with inset spotlights. Built-in cloaks cupboard with shelving and hanging space. Loft access via pull down ladder leading to a part boarded loft. Radiator.

Living Room

Living flame gas fire set in a traditional wooden fire surround with marble back and hearth. Bespoke display cabinet with built-in cupboards and feature lighting. Coving to the ceiling with inset spotlights. Three PVCu double glazed windows to rear. Dado rail and radiators.

Dining Room

Inset ceiling spotlights. PVCu double glazed window to side. Dado rail. Coving to ceiling. Double glazed sliding patio doors leading to the conservatory. Radiators.

Sun Room

PVCu double glazed windows, PVCu double glazed french doors leading out onto the rear patio. Radiators.

Dining Kitchen

High quality fitted kitchen by Four Seasons of Street Lane with an extensive range of wall and base units with roll top work surfaces, tiled splashbacks, under unit lighting and Franke stainless steel one and a half bowl sink unit with brushed stainless steel mixer tap and filter tap with built-in waste disposal unit. Siemens stainless steel five ring gas hob with a Die Dietrich extractor hood above, built-in Siemens oven and combination microwave oven, built-in fridge and freezer, built-in breakfast seat with storage underneath. Amtico flooring. Inset ceiling spotlights. PVCu double glazed windows. Radiator.

Utility Room

With a matching range of wall and base units with large corner storage cupboard, stainless steel single drainer unit with chrome mixer tap, plumbing for a washing machine, space for a further fridge freezer. Amtico flooring. PVCu double glazed window, PVCu double glazed rear entrance door. Radiator.

Master Bedroom

Extensive range of built-in furniture comprising full length fitted wardrobes with hanging space, shelving units and drawers, built-in bed head with further mirror fronted storage cupboards and side tables. PVCu double glazed windows. Inset ceiling spotlights and coving to ceiling. Radiator.

En Suite Shower Room

Having a modern suite which comprises a walk-in shower enclosure with shower seat and wall mounted Grohe shower unit, ceramic wash hand basin mounted in a composite topped vanity unit with cupboards and drawers underneath, a wall mounted mirror unit with feature lighting, low flush W.C with concealed cistern and a bidet. Tiled walls. Inset ceiling spotlights. Extractor fan. PVCu double glazed window. Vertical heated towel rail.

Bedroom 2/Study

Currently being used as a study and sitting room with a range of high quality bespoke fitted furniture which includes a corner desk unit, extensive book shelves, built-in TV cabinet and storage, pull down bed unit,. Feature unit lighting, further inset ceiling spotlights. Coving to ceiling. PVCu double glazed windows to front. Radiators.

Bedroom 3

Having a range of fitted furniture which includes wardrobes, corner display unit with shelving and lighting, bed head with bedside tables, built-in dressing table with drawers and cupboard. Coving to ceiling. PVCu double glazed windows. Radiator.

House Bathroom

Three piece suite which comprises panelled bath with chrome mixer tap and separate Ghroe wall mounted shower unit, ceramic wash hand basin mounted on a composite work top with cupboards, pull out linen basket and separate drawer unit, low flush W.C with concealed cistern, wall mounted mirror unit with feature lighting. Inset ceiling spotlights. Tiled walls. PVCu double glazed window. Vertical heated towel rail.

Linen Room

An additional space with built-in shelving units. Inset ceiling spotlights. Concealed airing cupboard with further built-in shelves. Radiator.



Outside

Recently laid tarmac drive which provides ample parking and leads to a double integral garage with electric up and over door, power, water, and light facilities, with wall mounted gas central heating boiler at the rear. The property has an impressive frontage with well maintained and mature gardens with a range of mature conifers, plant, shrubs and attractive rockeries. At the rear is an ideally proportioned and well enclosed private rear garden which has been carefully designed by the present owners with a stone flagged patio running across the rear providing an ideal space for outside dining. There is a well manicured lawn with attractive rockery, plant, flower, and shrub borders and a greenhouse garden area, garden shed and outside tap. The property also has outside security, courtesy lighting and external power with RCB. There is also a feature rockery area and contemporary water feature.

Directions

Leaving Wetherby on the A58 proceed in the direction of Leeds, passing through the villages of Collingham and Bardsey. On approaching Scarcroft turn right up Ling Lane, at the end of Ling lane turn right onto Bay Horse Lane the right again onto Fern Way follow the road round to the right where you will reach Fern Chase.

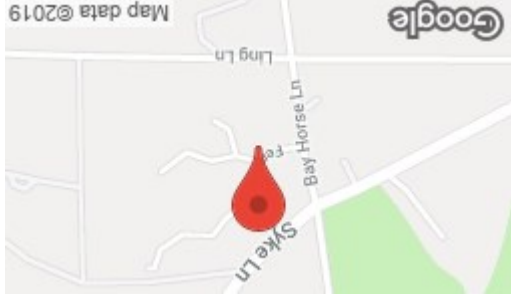
Council Tax

We understand the property has been placed in council tax band G.

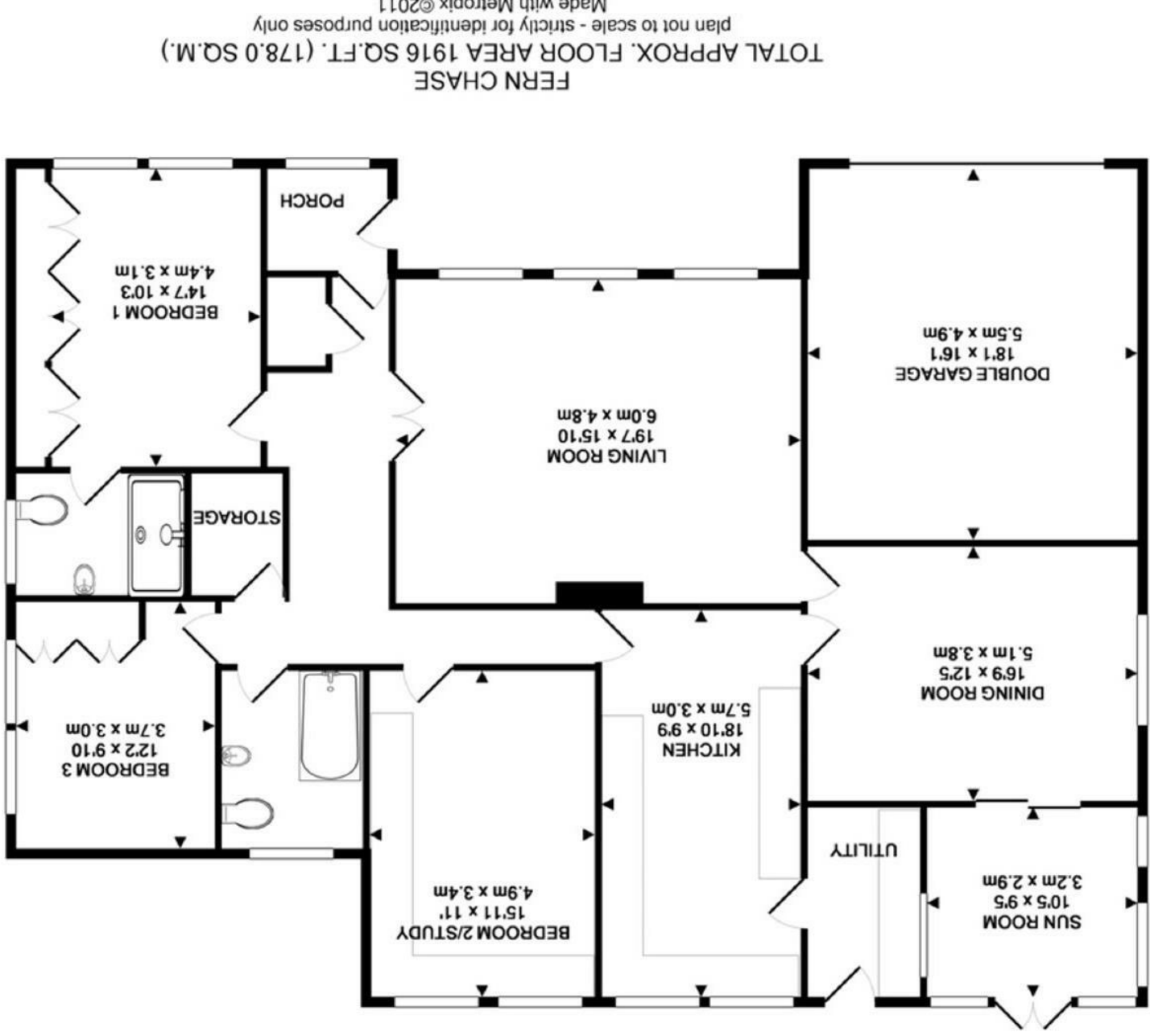
Services

All mains services are understood to be connected to this property.





Directions



FERN CHASE
TOTAL APPROX. FLOOR AREA 1916 SQ.FT. (178.0 SQ.M.)
plan not to scale - strictly for identification purposes only
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